

**Village of Sturtevant**  
Planning Commission Meeting Minutes  
Thursday, May 10, 2007

**Regular Meeting**

**Members present:** Steve Jansen, Tim Hastings, Fred Kobylinski, George Loumos, Mark Soine. **Absent:** Kristine Beck, Gary Johnson. **Also attending:** Mark Janiuk.

Meeting called to order by Steve Jansen at 6:08 p.m.

- **Acceptance of Prior Meeting Minutes**

Motion George Loumos, Second Tim Hastings to accept the minutes from the Regular Meeting of the Planning Commission on April 12, 2007. Hastings, abstain. Kobylinski, aye. Loumos, aye. Soine, aye. Jansen, aye. Motion carried.

- **Rivers Bend Engineering – 1611 Renaissance Blvd: Conditional Use Permit**

Rivers Bend Engineering requested a conditional use for operating their business in the Circle Electric Building at 1611 Renaissance Blvd in the Business Park. RBE is a process design engineering firm specializing in environmental compliance, process and wastewater treatment system design, energy management and system controls for industry and municipalities. The activity at the office will include engineering design, environmental auditing and compliance reporting, electrical design, and design and assembly of control panels for their clients. No control panel components will be manufactured or painted at the site. Initially there will be seven professionals occupying the building working eight hours a day, five days a week. Twelve dedicated parking slots are being provided by the building's owner, ROBKA INVESTMENTS LLC. Veola Waste Management is used for trash services. Signage will be similar to what is already in place.

Motion George Loumos, Second Mark Soine to grant conditional use to Rivers Bend Engineering at 1611 Renaissance Blvd. The Village Administrator will set forth the standard conditions for the conditional use permit. All ayes. Motion carried.

- **Alternative, Complementary & Rehabilitative Therapy for Pets – 3011 90<sup>th</sup> Street: Conditional Use Permit**

Rebecca McCracken requested a conditional use to operate her veterinary rehabilitative therapies business at 3011 90<sup>th</sup> Street. She will be providing these therapies on dogs and cats on an outpatient basis – the pets will not be kept after hours. She will be putting up a vinyl coated chain link fence to provide an enclosed exercise area for owners to walk their dogs. Supplies will be provided for owners to pick up after their pets. Recyclable and disposable waste will be removed to an offsite dumpster at the end of each working day. Biomedical waste will be removed by a licensed handler. Hours will be 9-5 Monday & Friday, 5-8 Tuesdays and 8-11 Wednesdays.

Motion Tim Hastings, Second Steve Jansen to grant a conditional use to Rebecca McCracken for her rehabilitative therapies business at 3011 90<sup>th</sup> Street. The standard terms and conditions for conditional use will be supplied by the Village Administrator. All ayes. Motion carried.

- **Gateway Technical College – 2320 Renaissance Blvd: Sign Permit for Banners**

Gateway Technical College requested approval to install promotional, permanent light pole banners on the two light poles located within the GTC CATI facility parking lot. The banners are constructed of high-quality, weather resistant vinyl. They are produced by Digital Imaging Group of Kenosha, an expert in field, and professionally installed. The design will be switched out periodically, but any particular design may be in place for up to approximately a year and a half. Banners that become damaged will be replaced – they will not be left hanging in a damaged state. Each two-sided banner is 30” wide by 60 inches long.

Per ordinance, banners are typically only allowed for 13 days. However, there is allowance for special exceptions. It is also noted that Gateway received approval from the MLG architectural review board.

Motion Fred Kobylinski, Second Steve Jansen to grant approval to Gateway for the banner style signs as proposed for the CATI facility parking lot with no time limit stipulated. All ayes. Motion carried.

- **Andrew Bukacek Construction – Renaissance Phase IV: Grand Appliance Final Approval**

Issues noted by the DRC and the Village Engineer have been addressed. The plans are being updated to reflect the requested changes and will be available May 18. Again, the building will be a showroom for upscale appliances – there will be no warehousing at this location. Initially six full time employees will be working the store, however with increased sales, the staff could grow to a maximum of 8. The sign will be on the building as shown on the renderings, however sign approval will be requested at a later date.

Motion George Loumos, Second Steve Jansen to grant final approval to the Grand Appliance building in Renaissance Phase IV contingent on 1.) meeting the requirements and comments as noted the May 4 review letter sent to Buckacek; 2.) receiving final approval from the Renaissance Review Board; and 3.) being subject to the terms and conditions dated 5/10/07 that were handed out during the meeting. All ayes. Motion carried.

- **Andrew Bukacek Construction – Renaissance Phase IV: NBC, LLC Conceptual / Preliminary Approval**

Issues noted by the DRC and the Village Engineer are being addressed and the plans are being amended. Currently there are no tenants signed to a lease.

Motion George Loumos, Second Steve Jansen to grant final approval to NBC, LLC for the tenant building in Renaissance Phase IV contingent on 1.) meeting the requirements and comments as noted the May 4 review letter sent to Buckacek; 2.) receiving final approval from the Renaissance Review Board; and 3.) being subject to the terms and conditions dated 5/10/07 that were handed out during the meeting. All ayes. Motion carried.

- **Southeastern Wisconsin Regional Planning Commission – Regional Transportation System Plan for Southeastern Wisconsin**

At the last meeting, it was noted that SEWRPC had provided the Village with a certified copy of SEWRPC Planning Report No. 49, *A Regional Transportation System Plan for Southeastern Wisconsin: 2035*. It included a copy of Commission Resolution No. 2006-11 adopting this plan as a guide for the physical development of the Region.

SEWRPC is looking for an endorsement of the new design year 2035 regional transportation from the Village Board, on the recommendation of the Plan Commission, and that we integrate the recommendations of the plan into our local planning, regulatory, and other activities related to transportation.

Motion Steve Jansen, Second George Loumos to recommend to the Village Board that they endorse SEWRPC Planning Report No. 49, *A Regional Transportation System Plan for Southeastern Wisconsin: 2035*. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

Attracting businesses – The discussion centered on getting companies interested in setting up their businesses in the Village. George Loumos indicated that CVS is looking for acceptable locations to set up their pharmacies, which makes it a possible candidate for the Village. He gave a corporate phone number to Mark Januik. However, in general, we have no one assigned to bringing businesses in like the larger municipalities do. Since we typically do not have property to market, we rely on private developers to fill potential areas with quality businesses.

Strip malls – It's been discussed whether the businesses that are going to operate out of buildings such as the multi-tenant building MSI built need to come back for two meetings for approval. The Village Administrator will put together some specific guidelines for the PC to review.

**Adjournment** – Motion Steve Jansen, Second Mark Soine to adjourn. All ayes. Motion carried. Meeting adjourned at 7:25 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary of the Planning Commission